

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:30 pm by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Rogers Susanke, Commissioners Rick Gilmore, Ryan Kaufman, Jim Kotleba, Bob Martin, and Rick Magsamen. Commissioner Slovacek was absent. Also in attendance were Community Development Director Cathleen Tymoszenko, Village Attorney Brechin and Village Board Liaison Tom Price. There were 20 people in the audience.

III. PLEDGE OF ALLEGIANCE:

Chairman Susanke led those in attendance in reciting the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Martin to approve the agenda. The motion carried by unanimous roll call vote.

V. APPROVAL OF MINUTES:

1. Regular Meeting – September 24, 2012
2. Regular Meeting – April 22, 2013

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kotleba to approve the minutes of September 24, 2012. The motion carried by unanimous roll call vote.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kotleba to approve the minutes of April 22, 2013. The motion carried by unanimous roll call vote.

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. NEW BUSINESS:

Petition 13-02 (Public Hearing): Proposed SDD Special Development District Zoning upon Annexation- Commonly Known as the Galvin Property – Randall Road between Binnie Road and Rt. 72 (approximately 263 acres)

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kotleba to open the public hearing. The motion carried by unanimous roll call vote.

The Public Hearing opened at 7:33 pm.

Director Tymoszenko confirmed publication of the legal notice in the newspaper and certified mail notices to all property owners within 250 feet of the subject property.

Director Tymoszenko gave a brief summary of the reason for the Public Hearing explaining the owners are requesting a SD Special Development District zoning upon annexation of approximately 263 acres. She said the property owner and the property owner's representatives have worked through some significant issues to prepare the property for annexation.

Director Tymoszenko said that the Commission is being asked to consider whether the requested SD District zoning is appropriate for the subject site, so that the Village Board can consider the Commission's recommendation for the zoning of the property upon Annexation.

She said that prior to adopting ordinances for annexation and zoning, the Village Board will be considering terms and conditions embodied in an Annexation Agreement. She explained that this Agreement will include a Use Group Map that will detail expectations for future subdivision and establishment of use areas. The proposed Group Map will define and restrict which permitted SD District uses may be undertaken on the property during the term of the Annexation Agreement.

Director Tymoszenko said that if the Commission believes that SD Zoning is appropriate for this property, it will recommend it to the Village Board.

Attorney Brechin said that will be no adverse effect on properties already there as there will also be a storm water management plan in place.

Mike Anderson, consultant, said that there will be a wetland delineation done which will be most conducive as to where the detention ponds would go.

In answer to Commissioner Martin's question regarding a public hearing held in 2005, in which the Commission recommended approval for SD District zoning site, Director Tymoszenko said that the annexation was not completed due to a number of business and estate planning issues unrelated to the zoning of the property.

In answer to Commissioner Gilmore's question regarding how groupings for the property were determined, Director Tymoszenko said that general use categories were outlined as land use patterns from Algonquin to South Elgin were studied. Commercial, retail and service uses occupy the frontage along Randall Road, with residential uses acting as a buffer between the Randall Road corridor and the existing residential development. She also explained that mixed uses goals are in the Comprehensive Plan.

Chairman Susanke asked for public comment. There was only one public comment.

Jack Vannoord, 36W780 Binnie Road expressed concerns regarding how far the commercial development would come on Binnie Road and if the Binnie widening could be to the North rather than the South.

There was a brief discussion regarding the widening of Binnie and Randall Roads as well as access points.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kaufman to recommend to the Village Board adoption of the proposed amendment based on the findings of fact for the proposed land development which falls in line with the existing Comprehensive Plan. The motion carried by unanimous roll call vote.

AYES: Commissioners Gilmore, Kaufman, Magsamen, Kotleba and Martin.
NAYS: None
ABSENT: Commissioner Slovacek

MOTION: Moved by Commissioner Martin and seconded by Commissioner Gilmore to close the Public Hearing. The motion carried by unanimous roll call vote.

The Public Hearing closed at 7:59 pm.

Attorney Brechin said that the Village Board will have a Public Hearing to consider the annexation and zoning of the property. He informed the audience that state law requires all agendas to be on the website (wdundee.org). He said this item will be on the agenda for a Board meeting in June.

VIII. ADJOURNMENT:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Gilmore to adjourn the Planning and Zoning Commission Meeting.

The meeting was adjourned by unanimous consent at 8:01 pm.

Barbara Traver, Commission Secretary Pro-Tem